

## 2025 FEES and PENALTIES

Adopted 1/9/2025

### PLANNING & ZONING:

*\*indicates fees that are subject to, by local law, charges associated with required specialized services, including, but not limited to, legal and engineering expenses.*

Plan/Project Review Fees	2024	2025
Consultation and Plan Review for Preliminary and Conceptual Design	N/A	1-Hour provided per site per project as a courtesy; additional time is \$100/hour
<b>REZONE</b>		
Rezone, up to 5 acres and compatible with Land Use Map	\$350*	\$385*
Rezone, greater than 5 acres and compatible with Land Use Map	\$350 + \$50 per acre*	\$385 + \$55 per acre*
Comp Plan Land Use Map Amendment	\$5,000 + rezone fees*	\$5,000 + rezone fees*
<b>VARIANCES</b>		
<b>AREA VARIANCES:</b>		
Residential lot and/or uses with 1 - 2 dwelling units	\$175*	\$200*
Residential lot and/or uses with 3 or more dwelling units	\$225	\$250*
Non-residential	\$300*	\$330*
<b>USE VARIANCES:</b>		
Residential	\$250*	\$275*
Non-residential	\$500*	\$550*
Appeals of Zoning Code Officer Decision/Code Interpretations	\$150*	\$175*
<b>SUBDIVISIONS</b>		
Sketch Plat Review	\$150*	\$207*
Preliminary Plat Review (Major/Cluster Subs Only)	\$150 + \$100 per lot*	\$200 + \$150 per lot*
Final Plat Review	50% of Preliminary Plat Review*	50% of sketch plat review for minor subs, 50% of preliminary plat review for major/cluster subs*
Plat amendments/Re-plats if creating one or more new lots	Same fees as listed above if creating one or more new lots	Same fees as listed above

Plat amendments/Re-plats for minor transfers of land and lot combinations not creating an increase in the number of lots		50% of fees listed above
<b>SITE PLAN REVIEWS</b>		
Sketch Plan Review	\$125*	\$150*
Final Plan Review (based on estimated project cost)		
\$1 - \$49,999.99	\$250*	\$300*
\$50,000 - \$99,999.99	\$350*	\$400*
\$100,000 - \$249,999.99	\$400*	\$500*
\$250,000 - \$499,999.99	\$500*	\$600*
\$500,000 - \$999,999.99	\$750*	\$1,000*
\$1,000,000 - \$2,499,999.99	\$1,000*	\$3,000*
\$2,500,000 - \$4,999,999.99	\$1,500*	\$4,000*
\$5,000,000 - \$9,999,999.99	\$2,000*	\$5,000*
\$10,000,000 - \$19,999,999.99	\$2,500*	\$6,000*
\$20,000,000 and over	\$3,000*	\$7,000*
Projects With Interior Work Only/Change of Use	\$200*	\$250*
Amendments to approved site plans	50% of Regular Fees*	50% of Fees listed above*
Special Use Permit	\$300 + Site Plan Fees*	\$400 + Site Plan Fees*
<b>Other Planning &amp; Zoning</b>		
Lot Line Alteration	\$100	\$200
Zoning Verification Letter	\$75	\$78
Non-conforming certifications	\$100	\$103
Floodplain Development	\$250	\$300*
<b>ZONING CODE AMENDMENTS:</b>		
Letter requesting initiation	\$100*	\$103*
Fee if Town Board agrees to consider (Development District Modification)	\$500*	\$600*
* Additional Costs As Required		
<b>SPECIAL AND ENVIRONMENTAL STUDIES:</b>		
Short Environmental Assessment Form Review	\$50	(included in site plan)
Full Environmental Assessment Form Review	\$250	(included in site plan)
Environmental Impact Statement or Addendum to EIS	Cost Recovery	Cost Recovery
Special studies required, e.g. wetland delineations, geotechnical reports, traffic studies	\$200 per study	\$250 per study*
Board agenda processing (non-refundable fee)	\$30	\$50

Public Hearing processing	\$50 + cost of legal notice in paper	\$60 + cost of legal notice in paper
Time extensions for any approved project	\$100	\$103
Minor Stormwater Pollution Prevention Plan (SWPPP) Review w/ no engineered practice	\$110 + fees	\$150*
Major Stormwater Pollution Prevention Plan (SWPPP) Review w/ engineered practice	n/a	\$150*
Printed copies of Comp Plan, etc.	\$17/copy	\$25/copy
<b><i>Legal, Engineering, and other professional fees incurred as part of project review to be borne by the applicant.</i></b>		

**BUILDING/CODE:**

<b>Plan Review Fees</b>	<b>2024</b>	<b>2025</b>
Consultation and Plan Review for Preliminary and Conceptual Design	N/A	1-Hour provided per site per project as a courtesy; additional time is \$75/hour

<b>Building Permits</b>	<b>2024</b>	<b>2025</b>
1 & 2 Family Residences, inc. finished basements	\$.40/sq ft or \$4/thousand, whichever is greater	\$0.70/SF or \$7/K, (greater #)
Modular	\$.50/sq ft	\$0.55/SF
Unfinished basements	\$.35/sq ft.	\$0.50/SF
Multiple dwelling/multi-residential	\$325 + \$7/K	\$400 + \$8/K
Commercial building	\$525 + \$7/K	\$600 + \$8/K
Alterations, Renovations, Additions, (R)	\$175 + \$4/K	\$250 + \$5/K
Alterations, Renovations, Additions, (C)	\$500 + \$7/K	\$600 + \$8/K
Accessory Building - separate from main building	\$70 + \$7/K	\$70 + \$8/K
Accessory Building - attached to 1 & 2 family res.	\$70 + \$7/K	\$85 + \$8/K
Prefabricated Shed	\$70 + \$7/K	\$85 + \$8/K
Pools	\$100 + \$7/K	\$150 + \$8/K
Roof	\$90 + \$7/K	\$100 + \$8/K
Deck	\$90 + \$7/K	\$100 + \$8/K
Plumbing - Residential	\$100.00	\$125 + \$15 per fixture
Plumbing - Non-residential	N/A	\$200 + \$15 per fixture
Building permit renewal	1/2 original fee	1/2 original fee
Building begun without valid permit	2x Fee	2x Fee
Solar, wind, alt energy - residential	\$100	\$200 (two trips included), addition trips \$75/each
Solar, wind, alt energy - commercial	\$500 if <1,000 SF, + \$0.50/SF if >1,000SF	\$750 if <1,000 SF, + \$0.50/SF if >1,000SF
Sign Permit	\$100 per sign	\$125 per sign
Fence	\$50	\$100
Woodstove or heating unit	\$100	\$125
Demolition	\$100 or \$2/\$1000 (project)	\$300
<b>Other Building</b>		
Operating Permit	\$75	\$100
Fireworks Display	\$150	\$200

Special Event Operating Permit - >2000 attendees	\$300 + Site Plan Fees + inspections	\$300 + Site Plan Fees + inspections @ \$75/hour
Special Event Operating Permit - <2000 attendees	\$150 + Site Plan Fees + inspections	\$200 + Site Plan Fees + inspections @ \$75/hour
Fire inspection	\$75/2, then \$75/additional	\$85/2, then \$75/additional
Zoning Compliance Review	N/A	10% of overall permit fees
New address reflective sign	\$30	\$40

**EMERGENCY MEDICAL SERVICES:**

<b>SERVICE PROVIDED</b>	<b>FEE</b>
Motor Vehicle Accident (MVA Surcharge), including non-transport	\$450
BLS Non-Emergency	\$500
BLS Emergency	\$1,050
*2024 new fee type* BLS Treat and Release	\$100
ALS 1 Non-Emergency	\$950
*2024 new fee type* ALS Treat and Release	\$850
ALS 1 Emergency	\$1,405
ALS 2 Emergency	\$1,612
Specialty Care Transport	\$500
Paramedic Intercept	\$1,200
Ground Transport per Mile	\$35.00

**EV CHARGING**

<b>Item:</b>	<b>Reference:</b>
\$0.15/kwh for energy	Res. #2021-65
\$0.50/hour for the first 3 hours for parking to offset system costs & 10% handling fee	Res. #2021-65
\$1.50/hour for time after 3 hours	Res. #2021-65

**CLERK:**

<b>DOG FEES:</b>		<b>NOTES:</b>
Dog license/renewal (spayed/neutered)	\$15.00	Updated 2024
Dog license/renewal (not spayed/neutered)	\$25.00	Updated 2024
New dog tag	\$5.00	Updated 2024
Purebred license (5-20 purebred dogs)	\$100.00	
Purebred license (21 or more purebred dogs)	\$200.00	
Dog impoundment fee	\$25 for 1st offense \$50 for 2nd offense \$75 for 3rd offense	Per Town code §66-16
Unlicensed dog/Failure to renew license	\$25 for 1st offense \$50 for 2nd offense \$75 for 3rd offense	
Dog enumeration fee	\$25.00	
<b>OTHER FEES:</b>		<b>NOTES:</b>
Certified Copy of Marriage Certificate	\$10.00	set by NYS
Marriage license	\$40.00	set by NYS
Marriage license for active-duty military	<i>no fee</i>	set by NYS
Games of Chance license	\$50.00	set by NYS
Hunting Licenses	<i>(varies by license)</i>	set by NYS
Disabled Parking	<i>no fee</i>	set by NYS
Returned check fee	\$20.00	Maximum allowed by NYS

**HIGHWAY/DPW**

Item:	Fee:	NOTES:
New Driveway Culvert permit	\$200	New in 2025

**WATER:**

<b>PERMITS &amp; HOOK-UPS:</b>		<b>NOTES:</b>
Plumbing permit application (up to 5 inspections)	\$260.00	Updated 2024
New contractor registration	\$25.00	Updated 2024
Engineering fees for out-of-district/extension requests	(Based on engineer's estimate)	
<b>TAPS:</b>		
Main tap (Standard household tap)	(Billed by Bolton Point)	
>1" Tap	(Billed by Bolton Point)	
<b>METERS:</b>		
Standard Household	Based on market cost	
RF Radio Reader	Based on market cost	
Meter: pit type	Based on market cost	
Meter: >3/4"	Based on market cost	
Frosted (frozen) meter replacement	Cost of meter + 1 hr. labor	
<b>BACKFLOW/CROSS CONNECTION:</b>		
Backflow application review	(handled by Bolton Pt)	
<b>WATER SALES:</b>		<b>NOTES:</b>
Water sales to users in Districts 1 & 2	Set by the Village of Trumansburg with administrative fee added by Ulysses per contract	(generally 1.5x the Village rate)
Water sales to users in Districts 1 & 2-late fee	10%	Added in 2023



Water sales to users in Districts 3 and 4	\$11.95/1000 gallons	Based on Town of Ithaca's 2025 water price of \$9.91/1000 gl with a percentage added to account for water loss
Water District 3 Bulk User rate	1.1x Town of Ulysses rate (\$13.15/1000gl)	
Water District 3 Out of District Users	1.1x the rate set for regular customers unless otherwise specified in a contract	See contracts

**CODE AND PLANNING/ZONING PENALTIES:**

<i>Activity</i>	<i>Penalty</i>	<i>Resolution/Law</i>	<i>Notes</i>
<b>OPERATING PERMITS</b>			
Penalty for failure to apply for Special Permit- 1st offense	\$1,000.00	LL#1 of 2010	
Penalty for failure to apply for Special Permit- 2nd offense	\$2,000.00	LL#1 of 2011	
<b>CODE (Building and Zoning)</b>			
Code violation	No less than \$100/day and no greater than \$250/day for each day of violation, in addition to penalties prescribed by state law	LL1 of 2016	
<b>PLANNING BOARD</b>			
Non-Compliance	\$100/day and/or Stop Work Order	Res. 2007-36	
<b>STORM WATER</b>			

Storm sewers- 1st offense	up to \$500 and/or imprisonment up to 15 days	LL1 of 2012	each day constitutes a new violation. GC 149-14D
Storm sewers- 2nd offense	up to \$1000 and/or imprisonment up to 15 days	LL1 of 2012	
Stormwater Mgmt and Erosion Sediment Control- 1st offense	up to \$350 and/or imprisonment up to 6 days	LL1 of 2012	each week constitutes a new violation. GC 156-13D
Stormwater Mgmt and Erosion Sediment Control- 2nd offense	\$350-700 and/or imprisonment up to 6 months	LL1 of 2012	each week constitutes a new violation. GC 156-13D
Stormwater Mgmt and Erosion Sediment Control- 3rd offense	\$700-1000 and/or imprisonment up to 6 months	LL1 of 2012	each week constitutes a new violation. GC 156-13D
<b>OTHER</b>			
Flood damage prevention: No structure shall hereafter be constructed, located, extended, converted, or altered and no land shall be excavated or filled without full compliance with the terms of this chapter and any other applicable regulations.	up to \$250; or imprisoned up to 15 days	LL2 of 1987	GC 89-8
Radio communications protection: to prevent interference with the countywide public safety radio communications system which is used by emergency service providers in this municipality and	up to \$250	LL2 of 2007	GC 129

throughout Tompkins County.			
Watercraft	73-c of the New York State Navigation Law	4/13/2004	GC 205-7
Zoning	No less than \$100/day and no greater than \$250/day for each day of violation, in addition to penalties prescribed by state law	2017-59	GC 212-4 E

**WATER DISTRICT 3 PENALTIES:**

Item	Penalty	Source	Notes
Water bill late fee (penalty)	10%	Res. 2014-67	can also shut off water.
Late fee for new water hookup fees	5%	2017-118	
Any user who is found to have violated any provision of this article, or permit or administrative order	up to \$1000	LL1 of 2003	GC 200-14A(4)
CIVIL PENALTIES: Any person who violates any of the provisions of or who fails to perform any duty imposed by this article, or any administrative order or determination of the Superintendent promulgated under this article, or the terms of any permit	up to \$1000	LL1 of 2003	each day constitutes a new violation. GC 200-14B(1)
CRIMINAL PENALTIES: Any person who willfully violates any provision of this article or any final determination or administrative order of the Water District Operator made in accordance with this article shall be guilty of a Class A Misdemeanor and, upon conviction thereof	not less than \$500 nor more than \$1,000, or imprisonment not to exceed one year, or both. Each offense shall be a separate and distinct offense, and, in the case of a continuing offense, each day's continuance thereof shall be deemed a separate and distinct offense	LL1 of 2003	GC 200-14B(3)
CRIMINAL PENALTIES: Any user who knowingly makes any false statements, representations, or certifications in any application, record, report, plan or other document filed or required to be maintained pursuant to this article, or permit, or who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method required under this article shall be guilty of a Class A	not more than \$1,000 per violation per day or imprisonment for not more than one year, or both.	LL1 of 2003	

Misdemeanor and, upon conviction, shall be punished by a fine of			
---	--	--	--